

EAGLE LAKE PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 4, 2023 at 6:30 P.M.
COMMISSION CHAMBERS
675 E EAGLE AVE
EAGLE LAKE, FLORIDA 33839

I. CALL TO ORDER

Chairwoman Metosh called the meeting to order at 6:30 p.m.

II. INVOCATION

Commissioner Eriksen gave the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG

The Commission and audience said the Pledge of Allegiance to the Flag.

IV. ROLL CALL

PRESENT: Aleman, Spofford, Eriksen, Metosh

ABSENT: Freeze

City Clerk Wright advised Commissioner Freeze notified her that she had to work and wouldn't be able to attend the meeting.

V. STAFF REPORTS

There were no Staff Reports.

VI. PUBLIC HEARING

- A. Consideration of proposed Ordinance No.: O-24-01, An Ordinance amending the City of Eagle Lake, Florida Zoning Map for Two (2) Parcels by Changing the Zoning from General Residential (RG) and General Commercial (CG) to Planned Development-Commercial (PD-C); Repealing all Ordinances in Conflict Herewith; and, Providing an Effective Date. (General Location: Two (2) parcels of land totaling approximately 1.94 acres in size and comprising one city block lying between Laurel Avenue, East and Brookins Avenue, East; and 6th Street South and 5th Street South; with a street address of 564 Brookins Avenue E., Eagle Lake, FL 33839) Williams Business Park

Chairwoman Metosh read proposed Ordinance No.: O-24-01 by title only.

MOTION was made by Commissioner Eriksen and seconded by Commissioner Aleman recommend approval of the proposed ordinance and forward to the City Commission for approval.

Chairwoman Metosh asked for audience discussion.

Geoffrey Roe 518 S 7th St. stated he is opposed to the zoning change; he asked why it was necessary to change the zoning.

City Manager Ernhart stated the change is to accommodate the office park and to make it one planned development and to make it more efficient to develop the property. He stated as a planned

development there are more protections for the city; he advised a planned development can't be changed unless they come back before the commission. Mr. Ernharth stated the developer is looking at 6 building with one being a two-story building; he advised the size of the buildings would range from 10,000 square feet, which is the two-story building down to 2400 square feet.

Chairwoman Metosh asked for commission discussion.

Commissioner Spofford stated she doesn't support this zoning change.

Nancy Young 1203 Spruce Rd. expressed concern about the need for an office-park and the fact that there is existing vacant office space in the city. Ms. Young stated she isn't opposed to Eagle Lake growing; it's just how it grows.

Mr. Ernharth stated the Planning Commission is a recommending body; they evaluate the application and then they make a recommendation to the City Commission. He advised the City Commission makes the final decision. He advised the Planning Commission members receive a report from the City Planner; he stated they review and use the information provided to make their recommendation to the City Commission.

Media Gridley, 21 S 3rd St. stated she is opposed to the zoning change for the office-park; stated she would like to know what is being proposed to be there prior to voting.

Riley Bringer 316 6th St. is opposed to the zoning change for the business-park. Mr. Bringer agreed with Ms. Gridley.

Wendy Miller 385 S 6th St. stated she lives directly across from the commercial property; she stated it will block her driveway on the Brookins side. She stated she would be ok with the business-park being offices; she asked if they have a say in what type of businesses come to that property. Ms. Miller stated there are rumors circulating that one of the buildings in the business-park is going to be a party venue.

Mr. Ernharth stated that the businesses must be a compatible use with the city's zoning ordinance; and he was unaware of a party venue.

Rudy Miller 385 S 6th St. stated he lives directly across from the commercial property being proposed and is cady-cornered to the rental housing development; he is concerned with the lack of infrastructure in the area. He stated the roads in this area aren't wide enough for two-way traffic.

Robin Dunham, 725 S. Terrace, she stated she isn't in the city limits, she stated we need a vision for Eagle Lake. She stated she loves her community.

Riley Bringer 316 S. 6th St. expressed concern with the two-story commercial business and how it will affect the neighborhood and other businesses in the area. He expressed concern for the increased traffic to the area and neighborhood. He stated this property should stay residential.

Geoffery Roe, 518 S. 7th St. asked the commission to reconsider.

Robert Justin Newberry, stated he was speaking on behalf of his grandmother at 691 Brookins Ave. He advised he has a concern regarding the traffic this will bring to the area and how it will affect the daily lives of the residents. He opposes the zoning change.

The roll call vote was as follows:

AYES: None

NAYS: Spofford, Aleman, Eriksen, Metosh

VII. OLD BUSINESS

There was no old business.

VIII. NEW BUSINESS

There was no new business.

IX. CONSENT AGENDA

A. Approval of the Planning Commission Minutes -----06/05/2023

MOTION was made by Commissioner Spofford and seconded by Commissioner Eriksen to approve the Planning Commission Meeting Minutes of 06/05/2023.

Chairwoman Metosh asked for audience and Commission discussion; there was none.

The vote was as follows:

AYES: 4

NAYS: 0

X. AUDIENCE

There were no comments from the audience.

XI. PLANNING COMMISSION

There were no comments from the Planning Commission.

XII. ADJOURNMENT

MOTION was made by Commissioner Eriksen and seconded by Commissioner Spofford to adjourn at 6:57 p.m.

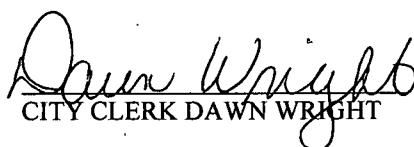
The vote was as follows:

AYES: 4

NAYS: 0


CHAIRWOMAN MICHELLE METOSH

ATTEST:


CITY CLERK DAWN WRIGHT

